

GENFRAL NOTES

Electrical Notes: (2017)

- Smoke Detectors needs to be installed in all bedrooms and on each floor including basement. (O.B.C. 9.10.19)
- Visual Signaling component is to be integrated with the smoke alarms.
- Carbon Monoxide Detectors needs to be installed on each floor including basement (Max. 16' away from bedroom doors). (O.B.C. 9.33.4)
- Both Smoke and Carbon Monoxide Detectors will be permanently connected to a electrical circuit with a battery backup and will be interconnected.
 - Electric Fan needs to be installed in the kitchen and in each bathroom.
- Laundry room without windows require an Electric Fan.
- Furnace, Hot water tank and HRV (if required) to be installed as per Mechanical drawings.
- Cold Storage Vent to be installed in the basement on a exterior foundation wall.

Site plan and COA notes:

- All overhangs are 16" unless specifically noted.
- All eave troughs project an additional 5" beyond the roof overhangs.
- All lighting must be directed on site and must not spill over to adjacent properties or streets. Must provide "House Shields" where needed, to completely eliminate glare to adjacent properties.
- All garage doors are a min 8"x7" opening & project into garage by no more then 2"
- Typical garage steps into dwelling are 10" run (projection) and 48" wide

WALL ASSEMBLIES

GENERAL NOTES

Structural Notes:

- Truss manufacturer is responsible to size all beams on the floors which bear load from roof system

- Hatch represents load bearing walls
- Symbol represents a decorative 10" column finish
- Symbol represents built-up wood studs to equal the width of beam (unless specifically noted on Floor plan)
- Symbol represents the location of column point load from above
- Symbol represents a steel post with Pad footing (3"Øx3/16" fixed steel post, 8"x8" 1/4" top and bottom plate)

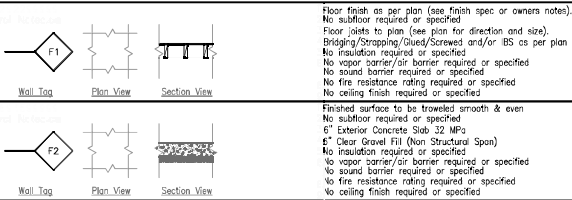
Note to Truss Manufacture:

Truss manufacture to provide LVL specification for ALL beams and headers noted on these drawings irregardless of weather or not the beam is oversized. Virtual Creations specifies products, materials and building components and expects Truss manufactures to follow the plans provided and NOT pick and choose what they will provide and what they will not provide.

Structural Load Information:

DEAD LOAD= 20 PSF
 LIVE LOAD = 40 PSF
 SNOW LOAD = 32 PSF
 DEFLECTION = L/360

FLOOR ASSEMBLIES



GENERAL NOTES

Construction Notes:

Floor Plan Notes:

- These plans must be used in conjunction with other consultant drawings like Structural Engineer, Truss layout and Floor layouts.
- The drawings are NOT a "how to build" drawings. They are "intent" based and require skilled, knowledgeable individuals to execute the information contained within these drawings.
- Builders, Contractor or Managers are responsible to notify Virtual Creations Inc. of any changes deficiencies or errors BEFORE construction.
- Builder, Contractor or Managers are responsible to verify ALL DIMENSIONS prior to starting construction.
- All plans show nominal dimension. Meaning interior walls are typically shown at 4" not 3.5" for framing or 4.5" for finished thickness. Adjust accordingly.
- Lumber company to provide specifications on ALL THE LVL BEAMS NOTED IN THESE DRAWINGS. DO NOT change to conventional framing, if LVL Beams are specified.
- Virtual Creations is open to suggestions on a different Truss Structural layout. However please call the office to discuss you proposed layout prior to issuing the drawings to the client.

Elevations Notes:

- The height shown is NOT the building height as defined by zoning.
- Zoning building height is determined by the Grading Engineer.
- The Joist heights shown should NOT be used to determine the structure Joist sizing.
- The Joist height is an over estimation of the yet to be determined Joist size.

CEILING & ROOF ASSEMBLIES

FINISH ASSEMBLIES

Not Provided by Virtual Creations Inc, see Owner or Builder's Schedule

DOING ELECTRICAL WORK? A NOTIFICATION MUST BE FILED WITH THE ELECTRICAL SAFETY AUTHORITY. HIRING SOMEONE TO DO ELECTRICAL WORK? MUST BE A LICENSED ELECTRICAL CONTRACTOR. IT'S THE LAW. FOR MORE INFORMATION GO TO ESASAFE.COM OR CALL 1-877-372-7233



Reviewed for Ontario Building Code Compliance.

Subject to Corrections Noted on Plans and Field Inspections.

Permit: 21 124654 000 00 R9

Date: 06/17/21

Name: Mike Allen

Approved by:

PROJECT: 294 Bob St. Hamilton Ontario
 CLIENT: Paradise Dishes Ltd.
 BCIN No. 28844
 ERIC CANTON BCIN# 25135
 VIRTUAL CREATIONS INC. (905) 481-1153
 CLASSIFICATION: SMALL BUILDINGS
 ORIGINAL SIGNATURE:
 WWW.VCINC.CA
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